#### Critical Areas Ordinance

2015 Periodic Update



### What are critical areas?



Landslide Hazards



**Erosion Hazards** 







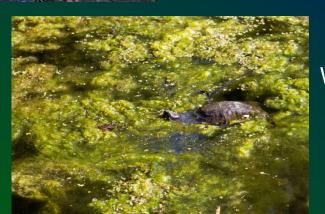


# What are critical areas?



Fish and Wildlife Habitat





Wetlands



#### Why regulate?



...for the benefit and protection of our residents

- To protect the public health, safety, and welfare
- To allow for reasonable uses
- To maintain beneficial functions and values of critical areas such as:
  - water quality protection
  - fish and wildlife habitat
  - flooding reduction
  - erosion control
  - recreation
  - natural beauty
  - air quality protection
- To reduce cumulative adverse impacts
- and because the State Growth Management Act (GMA) requires it.

# Minimum Required

- Conduct meaningful public participation
- Bring standards into alignment with Best Available Science (BAS) as needed
- Meet State deadline for periodic update in order to remain eligible for state grant funding tied to GMA

# Minimum Required - BAS

#### Changes Needed:

- GeologicHazards
- Fish and WildlifeHabitat
- Wetlands
- Streams



#### No BAS Changes:

- Flood Hazards(2012)
- AquiferRecharge Areas(none in City)



# Clarity and Predictability

- ✓ Add standards for critical area reports
- ✓ Clarify exemptions/allowed activities
- ✓ Improve standards for critical area review process
- Modify problematic and unclear code sections



## **Update Timeline**

- Public Participation meetings May 5<sup>th</sup> and 14<sup>th</sup>
- Planning Commission tentative dates
  - May 21 Introduction and Overview
  - June 4 Geologic Hazard Areas
  - June 18 Wetlands and Shoreline Master Program
  - July 2 Streams and General Critical Area Provisions
  - July 16- Public Hearing and Recommendation
- City Council review and adoption tentatively August to September 2015
- Implementation tentatively starting September 2015



# Geologic Hazard Areas

- Geotechnical engineering consultant hired to review Best Available Science (BAS) and recommend code changes.
- Anticipated changes:
  - Improve standards for critical area reports and hazards assessment.
  - Update definitions of geologic hazard types for consistency with BAS and to eliminate redundancy.
  - Clarify allowed activities and applicable exemptions.







#### Wetlands

- Best Available Science available from WA Department of Ecology (DOE) - synthesized in 2005 and updated in 2013.
- City adopted State recommended wetland rating system as part of the 2013 Shoreline Master Program (SMP).
- Anticipated changes:
  - Transfer wetlands regulations from SMP into Critical Areas chapter.
  - Change wetland rating standards consistent with DOE 2014 Update of the Wetland Rating System for Western Washington.
  - Clarify allowed activities and exemptions.

# Streams and Fish & Wildlife Habitat Conservation Areas

 Best Available Science is still being reviewed, to include the State Priority Habitat & Species Program.



- Anticipated changes:
  - Consider combining Streams with Fish & Wildlife Habitat section based on State model code provisions.
  - Update standards based on state recommendations. Including adoption of State Water Type Classification.
  - Clarify allowed activities and exemptions.
  - Improve standards for critical area reports.



#### General Critical Area Provisions

- These provisions apply to all types of critical areas. Best practices and the State's model code adopted by neighboring jurisdictions in the region are being reviewed.
- Anticipated changes:
  - Improve general standards for critical area reports.
  - Change process for review of critical area reports and involvement of qualified third party reviewers.
  - Clarifying allowed activities and exemptions.
  - Update definitions related to critical areas.



# Next Steps?

- Critical Area Conversations Two Public Meetings
  - Richmond Beach Library Meeting Room, 19601 21st Avenue NW May 5<sup>th</sup>, 2015, 6:30pm 8:30pm
  - North City Water District Meeting Room, 1519 NE 177th Street May 14<sup>th</sup>, 2015, 6:30pm – 8:30pm
- City staff to develop and review draft code changes April-June 2015
- Planning Commission study sessions and public hearing on recommended code changes May-July 2015
- City Council study of recommended changes and adoption in July-September 2015



#### **Questions or Comments?**

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Information online at:

<u>shorelinewa.gov/critical-areas</u>

